

# ASSIGNEE'S SALE

## BRICK DWELLING

353 Madison St.  
Frederick, Md.

By virtue of the Power of Sale contained in a mortgage executed by Colton E. Watts Jr. and Elaine D. Watts, his wife, as mortgagors on January 10, 1974 and recorded in Liber 930, folio 896, one of the Land Records of Frederick County, Md., which said mortgage and note thereby secured having been assigned unto Murray H. Fout, Attorney, for the purpose of foreclosure; default having occurred therein, Said Assignee will offer for sale on

**WEDNESDAY, JUNE 23, 1976**

11:30 A.M. E.D.T.  
at the Court House Door in  
Frederick City, Md.

All that lot or parcel of land fronting 20 ft., more or less, on the north side of Madison Street and running back northwardly a distance of 160 ft., more or less, to a 16-ft. alley. SUBJECT to joint party wall with dwelling on the east.

BEING all and the same real estate conveyed unto Colton E. Watts Jr. and Elaine D. Watts, his wife, by deed from G. Wilson Mercer, dated January 10, 1974 and recorded among the Land Records of Frederick Co., Md., in Liber 930, folio 894.

This property is improved with a semi-detached brick dwelling thereon known and designated as 353 Madison Street, containing 2 rooms and bath on second floor, 2 rooms and attached frame storage room on first floor with gas-fired heating plant in basement.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser or purchasers on the date of sale, the balance of purchase price to be paid within five (5) days from the date of ratification thereof by the Circuit Court for Frederick County, Md. Taxes and all public charges adjusted to date of sale and all other costs of conveyancing including Documentary Stamps and Transfer tax and survey, if desired or required, are to be borne by the purchaser or purchasers.

**MURRAY H. FOUT, Assignee**  
**20 N. Court Street**  
**Frederick, Maryland**

MURRAY H. FOUT, Solicitor  
EMMERT R. BOWLUS, Auctioneer

## ACKNOWLEDGMENT OF PURCHASE

I, We, hereby acknowledge having purchased from Murray H. Fout, Assignee, all that real estate, with the improvements thereon, described in the annexed advertisement of sale, at and for the sum of \$ 11,000<sup>00</sup>

DOLLARS

and agree to comply with the terms of sale as therein set forth.

Witness my/our Hand(s) and Seal (s)  
this 23rd day of June, 1976

George W. Furry (SEAL)  
George W. Furry

(SEAL)

Witness:

Emmert R. Bowlus  
Emmert R. Bowlus

Received from George W. Furry  
the sum of Eleven Hundred DOLLARS  
(\$ 1100<sup>00</sup>) in compliance with the terms of sale as set forth above.

Murray H. Fout  
Murray H. Fout, Assignee

Exhibit  
Filed July 1, 1976